Testhouse Cost Analysis Sheet
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Architect fees, permits and administration costs
The State Building Code requires a series of documents so that the Building Department, Board of Health, Fire Department and Planning Department have the ability to review the proposal to ensure that the finished project meets state and local minimum codes. I have been advised that the Town needs to pay the prevailing wage; therefore, my estimates for the several portions of this proposal attempt to make that consideration. It has been suggested by Dean Charter that a lump sum of $10,000 dollars be included to fund these requirements.

Foundation expansion
Present foundation is approximately 17 feet by 15 feet for the present set up. The Bertolomi building measures 24 feet along the front by 17 feet deep. The 17 foot dimension could be fully utilized; however, the front of the structure would not face Main Street.
Based on the expansion of the foundation to accommodate the 153 additional square feet would result in the following approximate costs

Sitework

Excavation	2000.
Concrete forms	1500.
Footing	700.
Foundation	1600.
Floor	1200.
	$7000

Preparation of Testhouse– Leo Bertolami has indicated he could prepare the structure for moving. This would require removing the rear addition of the building and I feel that the interior should be stripped of wallboard, ceiling tile, floor covering and the rear wall closed in prior to the move. This would have to be negotiated with Mr. Bertolami to ensure that it takes place.

Moving the Testhouse

Building movers do not seem plentiful. As of today, Dean Charter suggested that I ask Yankee Building Movers of Chichester, New Hampshire for a quote. Without seeing photos or the building, they quoted $15,000 to $20,000 for the move and advised me that the utility companies cannot charge for the raising or dropping of wires that cross the public ways in Massachusetts. My original thought was to have the mansard roof portion of the building removed and ship it in two portions to Main Street. If this is true, removing the top portion would not be necessary. A problem with this concept is, does there exist enough slack to permit this to happen? This concept must be considered or the building will have to be partially disassembled.

The present condition of the building is not known and we should have the Building Inspector inspect it and report back. There are elements of this building such as the window trim that have been replaced and now appear to have dry rot. The mansard roof structure is another element that because of intense heat and periods of time where the roof leaked producing rot within. Because of increase of size of the Test House, maintenance will be more and this would likely be borne by those within the Sewer District unless the Commissioners know of other resources. Since the structure is larger than the present building, there is a possibility of utilizing the additional space for a resting spot for the rail trail or storage of Emergency Prepardness equipment. While I have tried to incorporate all facets of the move, there are undoubtedly gaps that have not been thought out nor addressed. The following may or may not be necessary during the project.

Following the Move

Reshingle roof	$2200	
Replace rear wall and windows	1400	
Replace rear clapboards	700	
Replace rotted trim around windows	900	
Repaint building	1800.	
		7000.

Utilities

The present gable roof structure contains two pumps and is protected by a fire alarm system that signals the Acton Fire Department in the event of a fire. The larger structure could require an additional heat detector in the loft

area. This estimate is based on removal and replacing of existing equipment. The electrical service is slightly more complex. The pump equipment operates periodically when the underground chambler fills and could be off for a short time, up to a few hours. For that reason, a temporary service will be necessary to maintain continuity of power. The quote includes funding for a new electrical panel since code may not permit reinstallation of the present electrical panel.

Electrical	8000.	
Fire alarm	2100.	
		10,100.

Summary of costs	
Engineering and permits	**10,000**
Foundation and floor cost	**7000**
Rigging and moving structure	**20,000**
Repairs and alterations	**7000**
Utilities	**10,100**

Cost of Project **54,100.**

This project involves a number of factors that could be over or under. Mr. Bertolami has not offered to cover any of the costs of the project other than to make the structure ready for the move, this will require the removal of the rear addition.

Disposition of current pump house – relocation and reuse of this structure will require the Board of Selectmen and Sewer Commissioners to declare the building surplus, make recommendations or conditions pertinent to its removal. It may have use within the other Town Departments; however, that is a separate project and not within the scope of this project.

Two weeks ago, mention was made about jacking the structure and placing it "in storage" if this proposal fell through. I have looked over the area and note that the abandoned portion of Old High Street terminates at Route 62. For temporary purposes only, this site might be considered since there is nothing immediately available that does not involve the moving of wires.

In submitting this proposal, I would like to thank the Roland Bartl of the Planning Department along with his staff for their input and assistance with the information and insight into the process to be followed. The Board of Selectmen for the opportunity and time to prepare the project and Terra Freidricks who has provided many suggestions during this process. Doug Halley of the Board of Health for the interest he has shown in trying to preserve a part of Acton's past while encouraging us to move forward while the building is still available and see if we can preserve it. Additionally, there are the members of the Acton Historical Commission, each with their own area of expertise that makes a project come together.

Respectfully submitted,

William A. Klauer